# \$619,900 - 24 Paint Horse Crescent, Cochrane

MLS® #A2217857

## \$619,900

5 Bedroom, 3.00 Bathroom, 1,603 sqft Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to this stunning 2-storey home in the beautiful community of Heartland, offering 1600 sq. ft. PLUS fully developed lower level for a total of almost 2,200 square feet of living space. This fabulous condition home sits on a quiet lot with a massive, fully fenced backyard. The main level features 9' ceilings and an open floor plan, with a well-appointed kitchen showcasing quartz counters and stainless-steel appliances. The sleek vinyl plank flooring and spacious living room complete with an electric fireplace and ship-lap surround create a wonderful, entertaining main level. The double attached garage adds convenience and functionality and the central air conditioning is a welcome feature for those upcoming hot summer days. Upstairs, you'll find a rare 4-bedroom layout, including a master suite with a 4-piece ensuite and a walk-in closet with a window for added natural light. The upper level also includes a laundry room for ultimate convenience and a second 4-piece bath. The lower level is fully finished, offering a cozy TV area, bar area, and an additional 5th bedroom with an egress window. Brand NEW carpet on the lower stairs. This home is equipped with modern tech features, including a Google Nest thermostat, door camera, Yale keyless entry, and a garage cam. With the rear lower side of the home featuring no windows, there's an incredible opportunity to create a massive deck while still enjoying an expansive backyard, perfect for recreation or gardening. Why buy new when







this home already has the finished lower level, blinds, fence, rear landscaping, air conditioning, and more. Come and see why this property has such a tremendous value!!

#### Built in 2020

#### **Essential Information**

MLS® # A2217857 Price \$619,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,603 Acres 0.09 Year Built 2020

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 24 Paint Horse Crescent

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2V7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Central, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Interior Lot, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 5th, 2025

Days on Market 60

Zoning R-LD

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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